103.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,146,000 / 1,146,000
					USE VALUE:	1,146,000 / 1,146,000
					ASSESSED:	1,146,000 / 1,146,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOF PER-ANDERS K
Owner 2:	FANCHER ELIZABETH A
Owner 3:	
Street 1:	42 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONGDON ROBERT M & ANDREA N -
Owner 2:	-
Street 1:	42 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,570 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2483 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13570.000	567,000		579,000	1,146,000
Total Card	0.312	567,000		579,000	1,146,000
Total Parcel	0.312	567,000		579,000	1,146,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.54 | /Parcel: 461.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	66341
GIS Ref	
GIS Ref	
Insp Date	09/20/18

!8211!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	565,300	0	13,570.	579,000	1,144,300	1,144,300	Year End Roll	12/18/2019
2019	101	FV	419,300	0	13,570.	579,000	998,300	998,300	Year End Roll	1/3/2019
2018	101	FV	421,400	0	13,570.	496,300	917,700	917,700	Year End Roll	12/20/2017
2017	101	FV	421,400	0	13,570.	463,200	884,600	884,600	Year End Roll	1/3/2017
2016	101	FV	421,400	0	13,570.	397,000	818,400	818,400	Year End	1/4/2016
2015	101	FV	411,100	0	13,570.	355,700	766,800	766,800	Year End Roll	12/11/2014
2014	101	FV	411,100	0	13,570.	329,200	740,300	740,300	Year End Roll	12/16/2013
2013	101	FV	411,100	0	13,570.	313,900	725,000	725,000		12/13/2012

PRINT

Date	Time
12/10/20	22:47:23

LAST REV

Date	Time
07/29/20	14:48:11
danam	
8211	

USER DEFINED

Prior Id # 1:	66341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONGDON ROBERT	46457-128		11/10/2005		700,000	No	No		
KUHN ELIZABETH	30717-53		9/30/1999		485,000	No	No		
PERRELL SUSAN E	26224-331		4/12/1996		320,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	496	Porch	1,500	C				
10/16/1997	638		57,655					ADD 24X10 WDK 12X1

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Meas/Inspect	BS	Barbara S
4/24/2009	Meas/Inspect	163	PATRIOT
4/10/2006	MLS	MM	Mary M
10/22/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13570		Sq. Ft.	Site		0	70.	0.61	4									578,974						579,000	

Total AC/HA: 0.31152 | Total SF/SM: 13570 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 578,974 | Spl Credit | Total: 579,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16800690
Const Adj.:	1.12443745
Adj $ / SQ:	164.169
Other Features:	104171
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635601
Depreciation:	68645
Depreciated Total:	566956

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

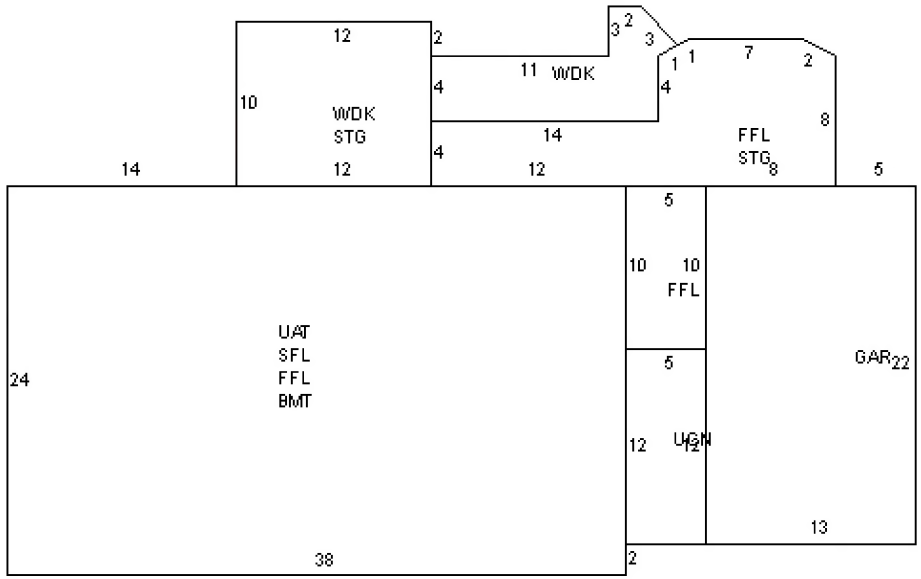
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.64
Special Features:	0	Val/Su Net:	142.75
Final Total:	567000	Val/Su SzAd	279.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,115	164.170	183,048
BMT	Basement	912	65.260	59,514
SFL	Second Floor	912	164.170	149,722
GAR	Garage	286	26.700	7,635
STG	Storage	273	7.570	2,067
UAT	Upper Attic	228	65.670	14,972
WDK	Deck	186	12.790	2,379
UCN	Canopy	60	29.690	1,781
	Net Sketched Area:	3,972	Total:	421,118
Size Ad	2027	Gross Are	4656	FinArea 2483

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

103.0-0001-0010.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	